

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF SEVENTEEN (17) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0002, 0005, 47, 94.3, 94.5, 95.2, 96.2, 97.4, 0402, 0403, 0405, 0501, AND 0502 TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$32,800.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER MATT KUHN.

WHEREAS, Shelby County has acquired SEVENTEEN (17) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0002, 0005, 47, 94.3, 94.5, 95.2, 96.2, 97.4, 0402, 0403, 0405, 0501, and 0502, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said SEVENTEEN (17) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned SEVENTEEN (17) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0002, 0005, 47, 94.3, 94.5, 95.2, 96.2, 97.4, 0402, 0403, 0405, 0501, and 0502, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$32,800.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of seventeen (17) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0002, 0005, 47, 94.3, 94.5, 95.2, 96.2, 97.4, 0402, 0403, 0405, 0501, and 0502. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these seventeen (17) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

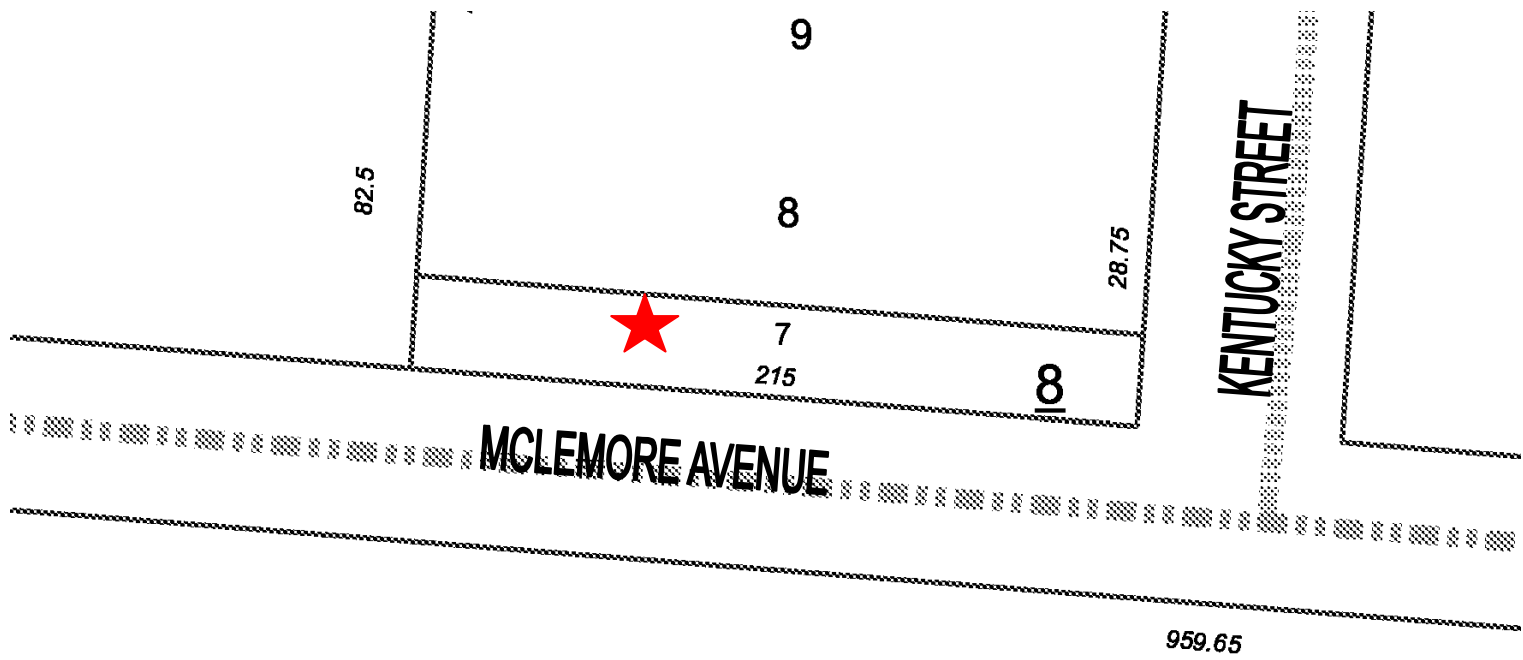
Offer to Purchase

Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

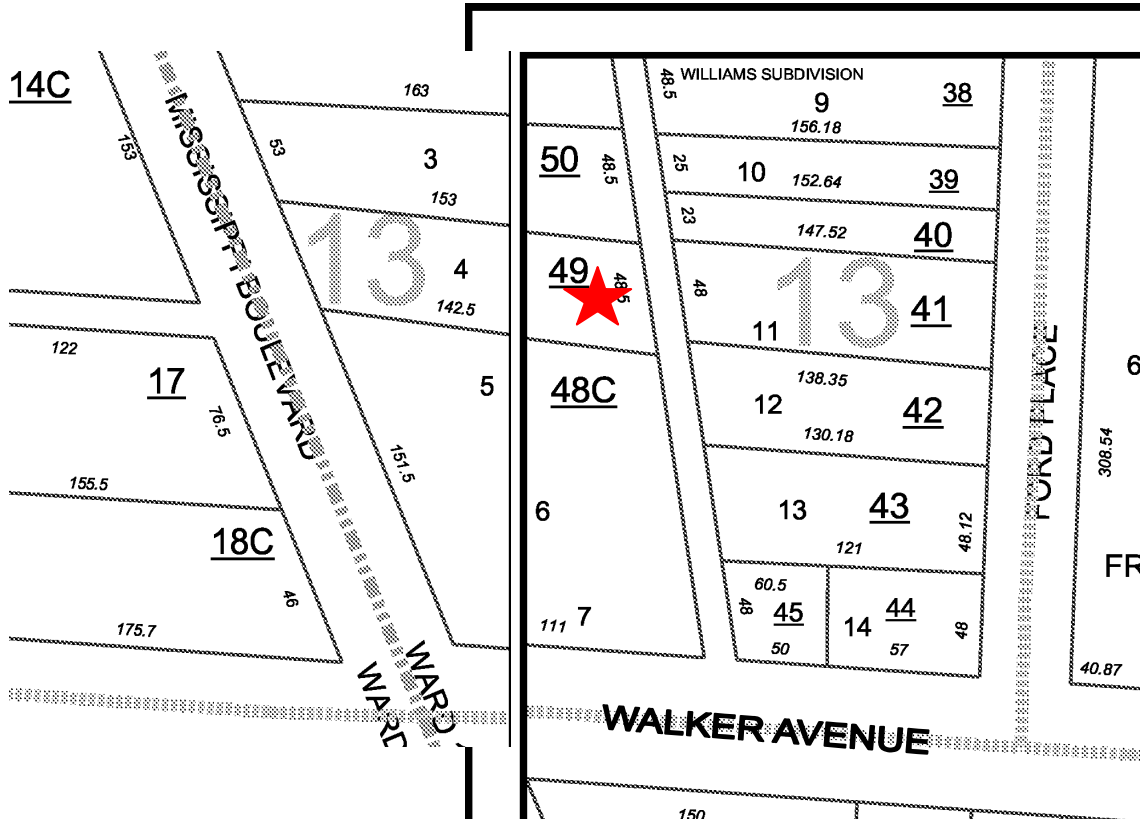
EXHIBIT "A"									
EXHIBIT #	TAX SALE	WBP	ADDRESS LOT SIZE	ZONING CODE	TOTAL TAXES AND FEES	PURCHASER	EVALUATION	SALES PRICE	PLANNED USE
381	0501	01203500000080	W. McLemore Ave. 28' x 215'	I-H	\$4,529.21	Trumbo, Inc.	\$1,200.00	\$1,200.00	Investment
847	0501	014013000000490	988 Mississippi 53' x 153'	C-L	\$4,421.34	Edwin K. Brittenum	\$10,000.00 Comm. Bldg.	\$9,000.00	Investment
5684	96.2	014023000000310	Ida Place 20' x 105'	RMM	\$369.55	LeMoyne-Owen College	\$1,000.00	\$500.00	Investment
1591	0405	021117000000320	1018 Alaska St. 50' x 102'	R-D	\$21,933.36	Marquetta Taylor	\$5,000.00 House	\$4,000.00	Investment
1640	0405	022013000000170	926 N. Third St. 40' x 100'	RES	\$12,256.39	North Memphis Community Development Corporation	\$1,800.00	\$1,600.00	Investment
11127	0002	022017000000010	Caldwell Ave. 37' x 100'	RES	\$1887.92	James Vann & Ann Vann	\$500.00	\$300.00	Expand Property Size
11167	0005	022021000000530	Caldwell Ave. 50' x 100'	RES	\$1,800.00	North Memphis Community Development Corporation	\$1,800.00	\$1,800.00	Investment
1160	47	022021000000420	Orpah Alley 20' x 70'	RES	\$481.34	Oasis of Hope, Inc.	\$200.00	\$100.00	Investment
1681	0402	022021000000430	Orpah Alley 20' x 70'	R-MM	\$923.24	Oasis of Hope, Inc.	\$200.00	\$100.00	Investment
1682	0402	022021000000440	Orpah Alley 20' x 70'	R-MM	\$953.61	Oasis of Hope, Inc.	\$200.00	\$100.00	Investment
1369	94.3	022021000000460	Orpah Alley 25' x 60'	R-MM	\$2,156.50	Oasis of Hope, Inc.	\$200.00	\$100.00	Investment
1370	94.5	022021000000470	Orpah Alley 25' x 120'	RES	\$726.85	Oasis of Hope, Inc.	\$500.00	\$300.00	Investment
5234	0403	039007000000250	602 Arrington Ave. 28' x 114'	MDR	\$4,635.31	Ethel B. Tucker	\$4,000.00 House	\$4,000.00	Investment
4548	95.2	043021000000030	2955 Lark Place 40' x 120'	RD	\$2,724.50	Trustees Travelers Rest Baptist Church	\$1,500.00	\$1,500.00	Church Property
6753	97.4	051019000000250	J.W. Williams Lane 48' x 92'	C-H	\$2,641.85	Irene Dixon	\$1,800.00	\$1,200.00	Investment
11549	0403	073017000001170	3561 Fuller Rd. 74' x 126'	RS-6	\$18,098.21	Fleet Equipment, LLC	\$5,000.00	\$3,000.00	Investment
15574	0502	077064000000350	Tulane Road 61' x 201'	RS-6	\$9,545.97	Trustees New Nonconnah Missionary Baptist Church	\$4,000.00	\$4,000.00	Church Property
17 Properties							Total	\$32,800.00	

Ward 12



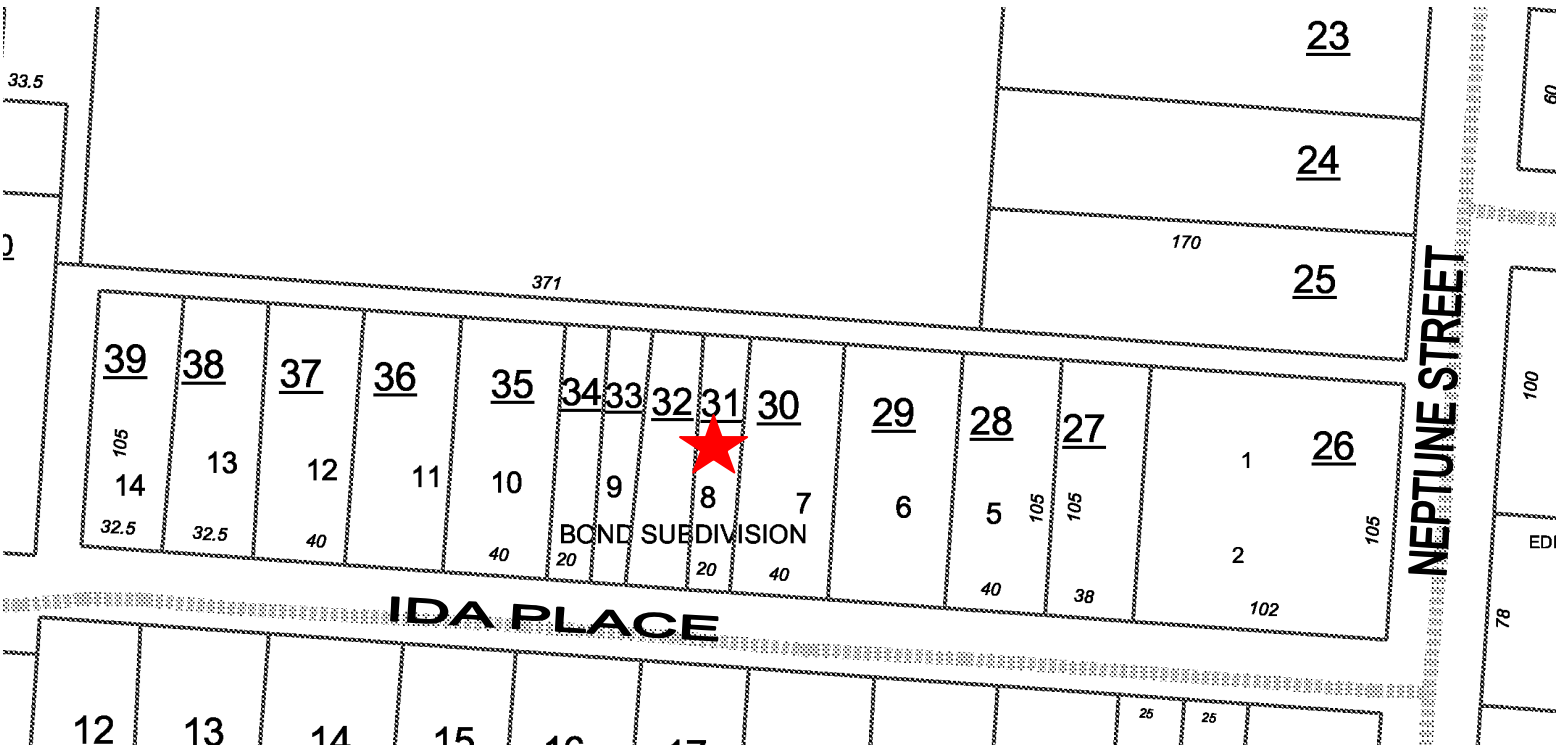
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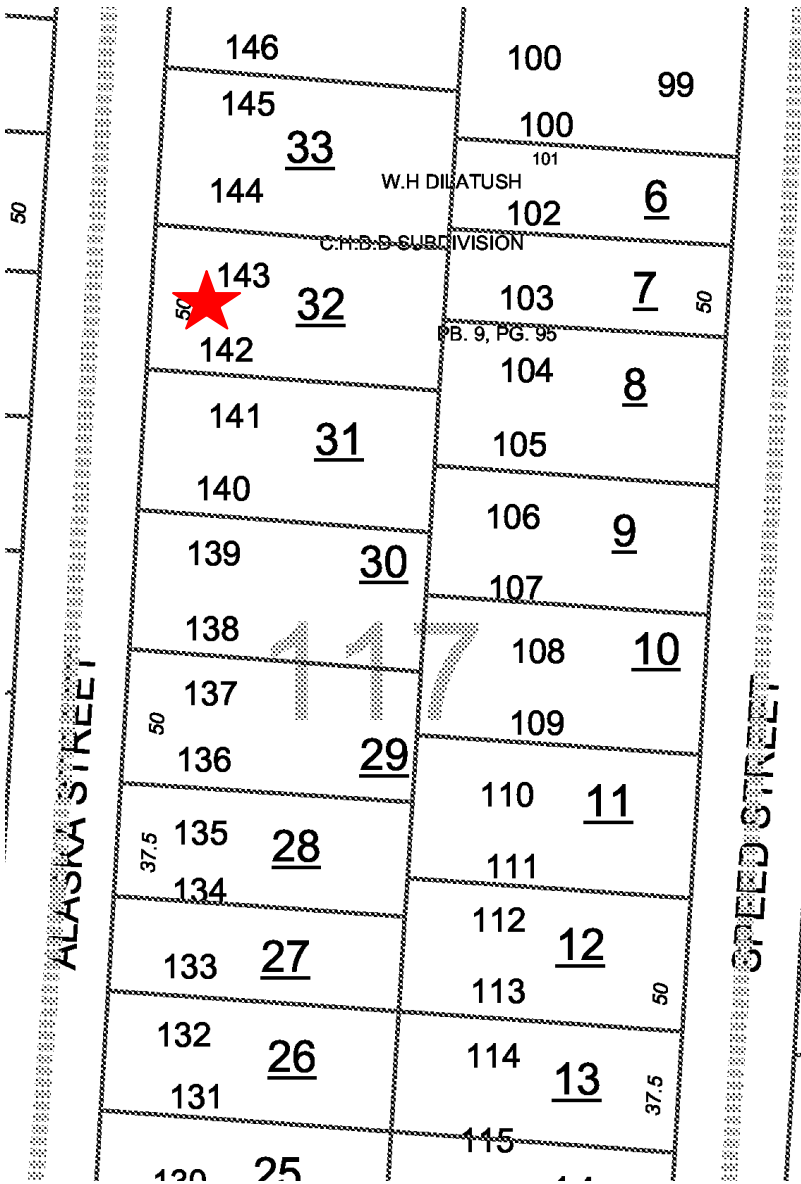
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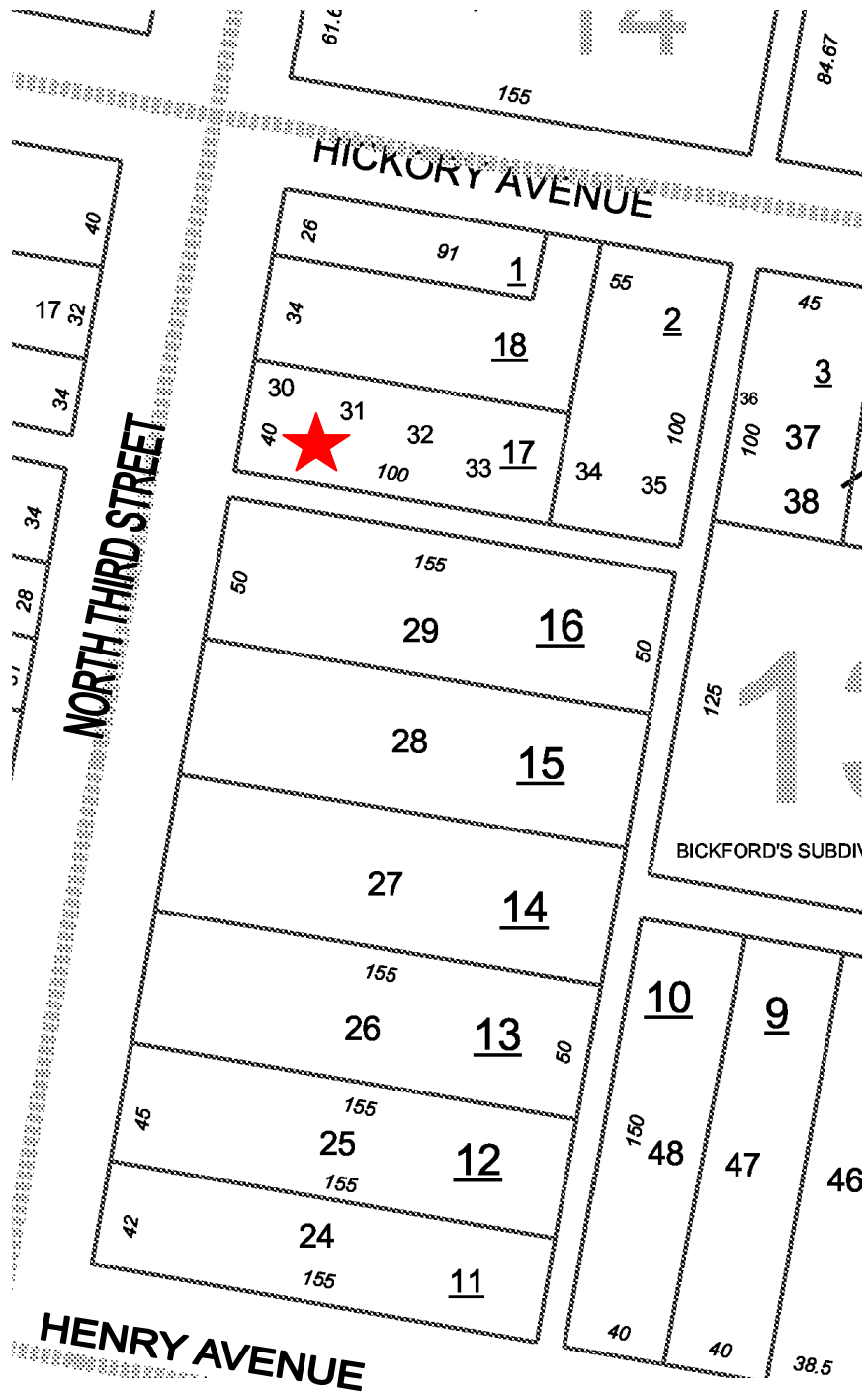
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Ward 22



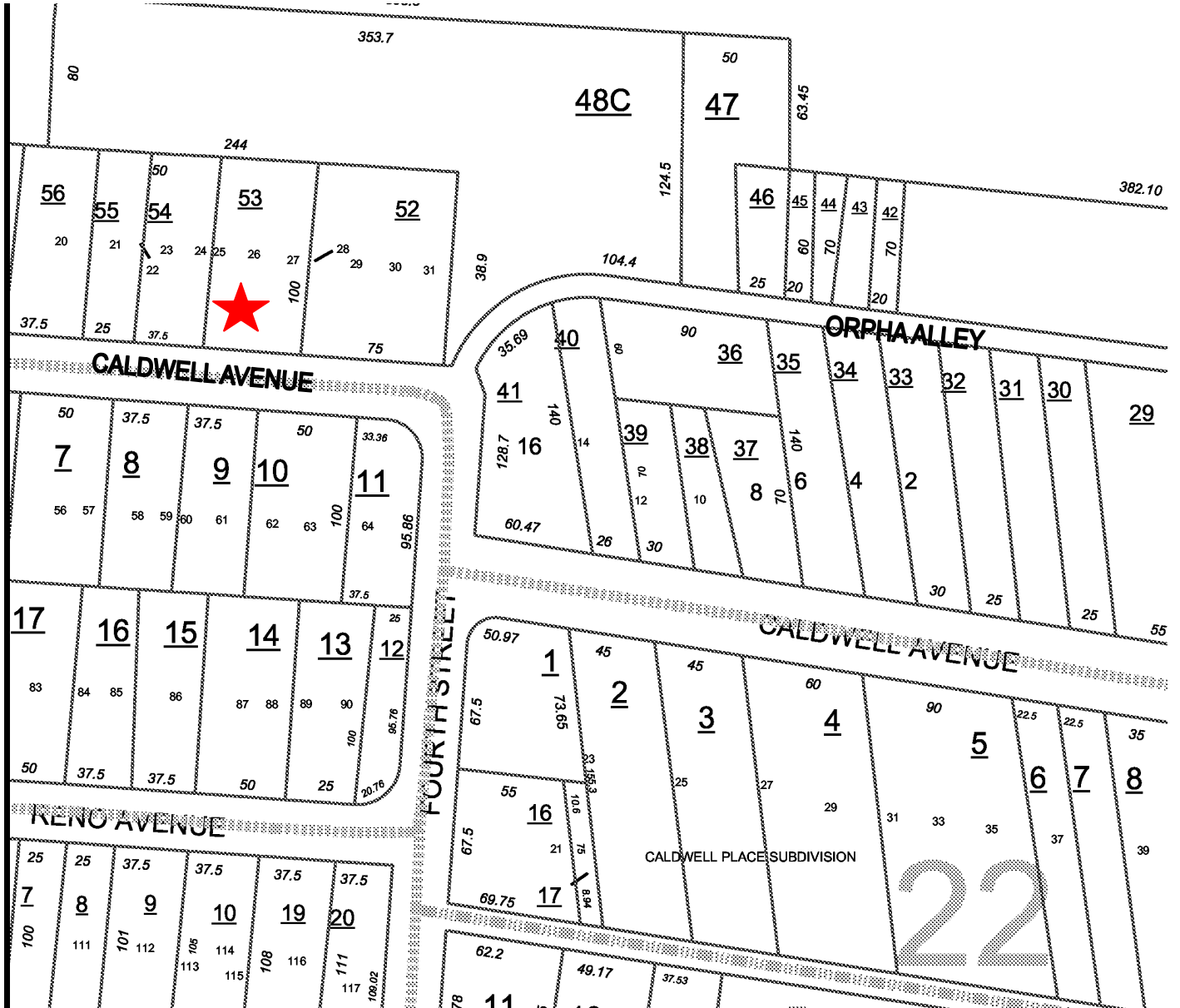
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Ward 22



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Ward 22



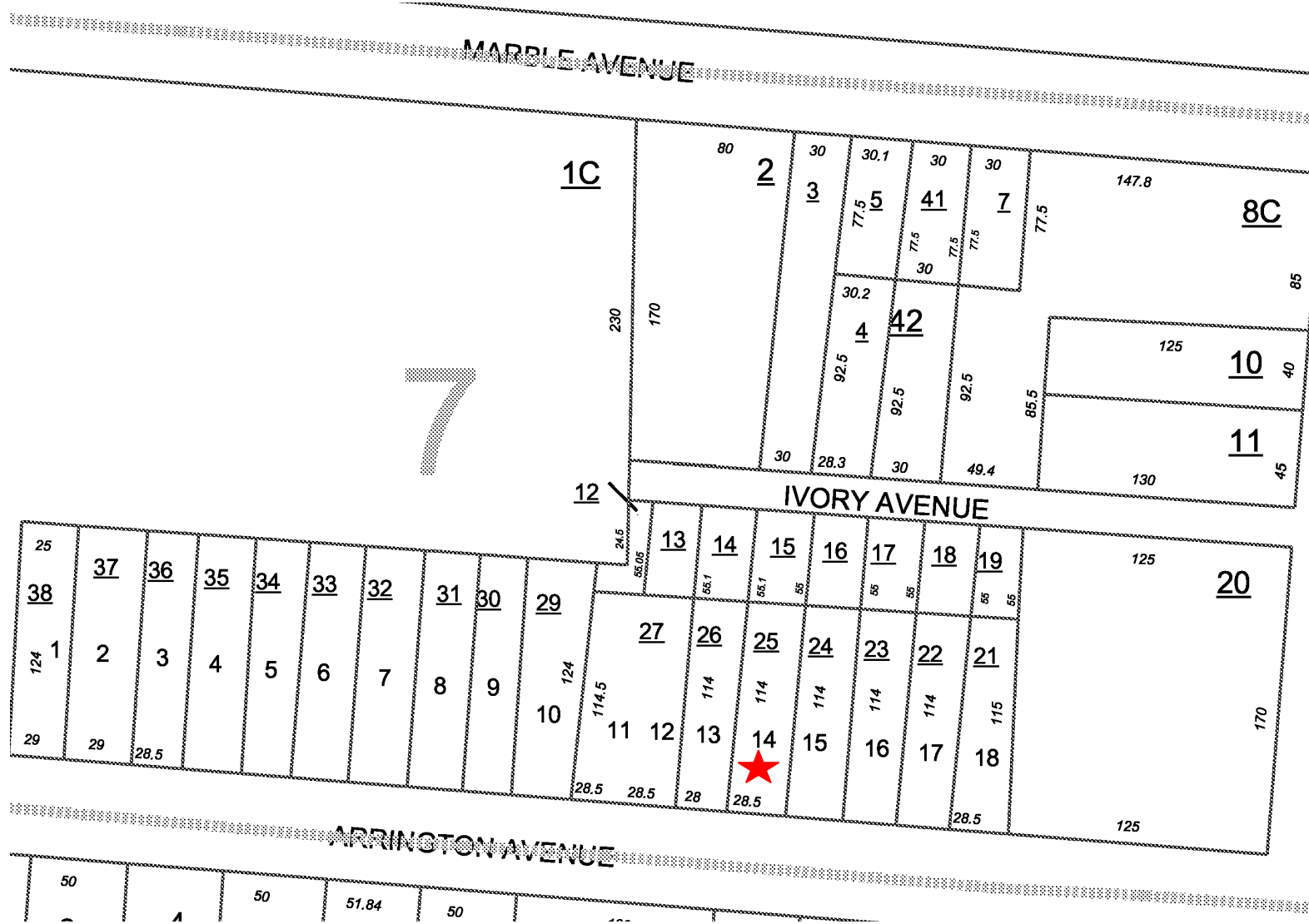
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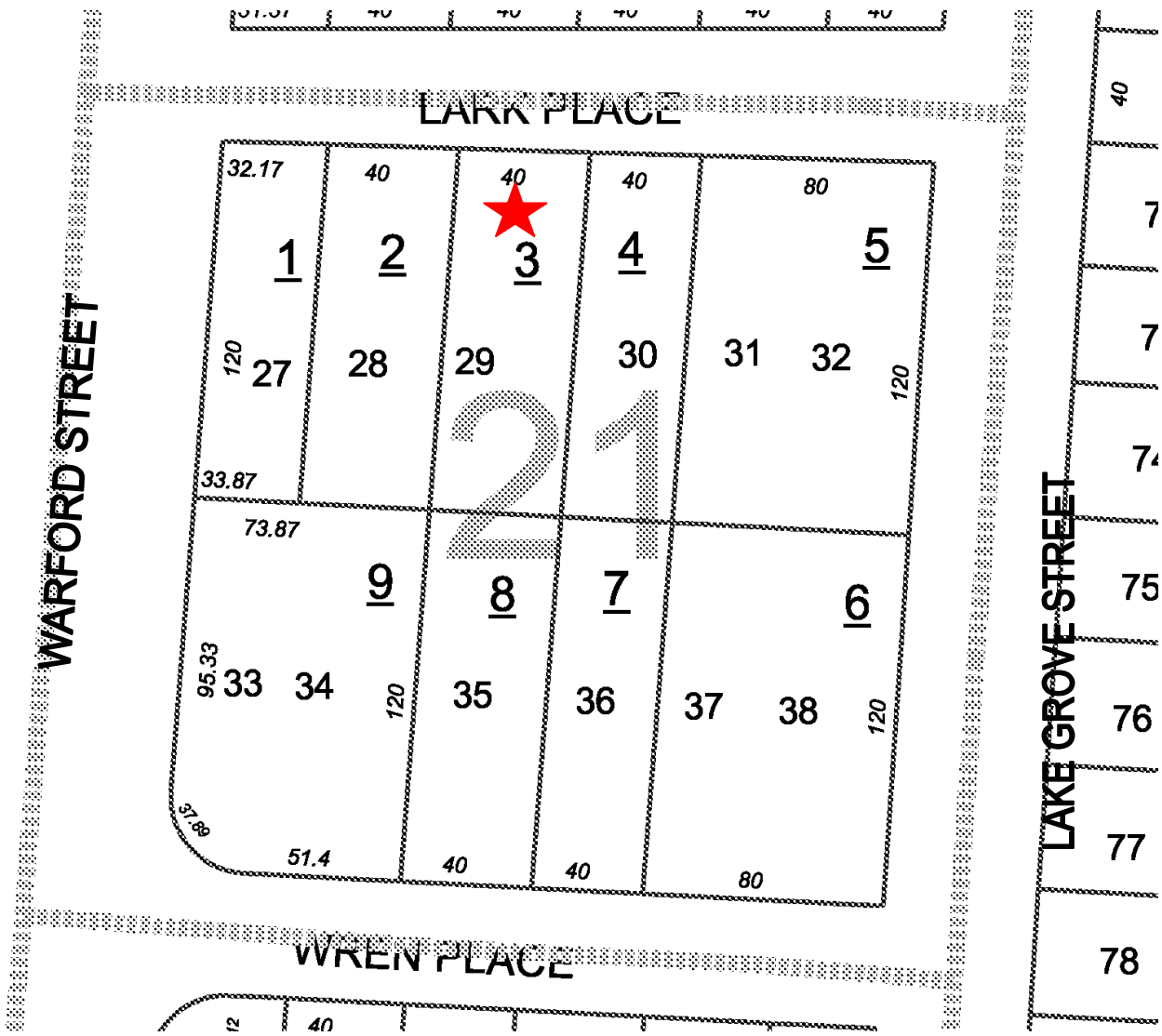
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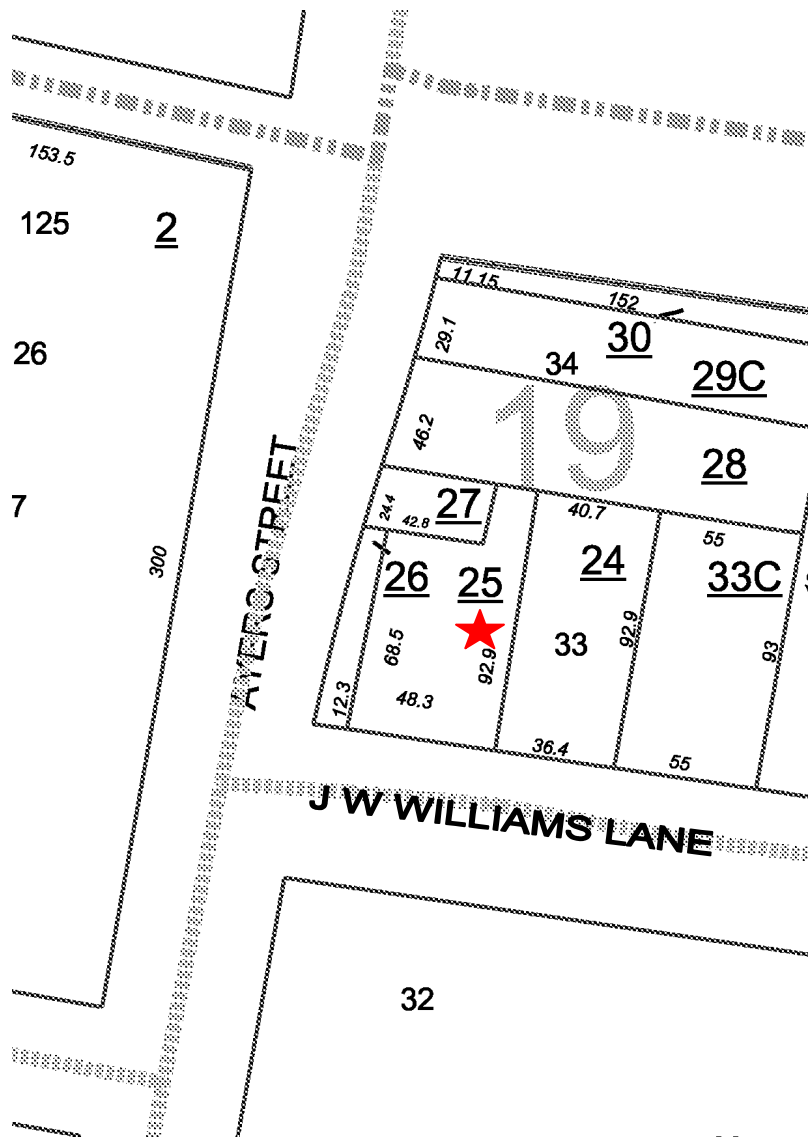
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Ward 43



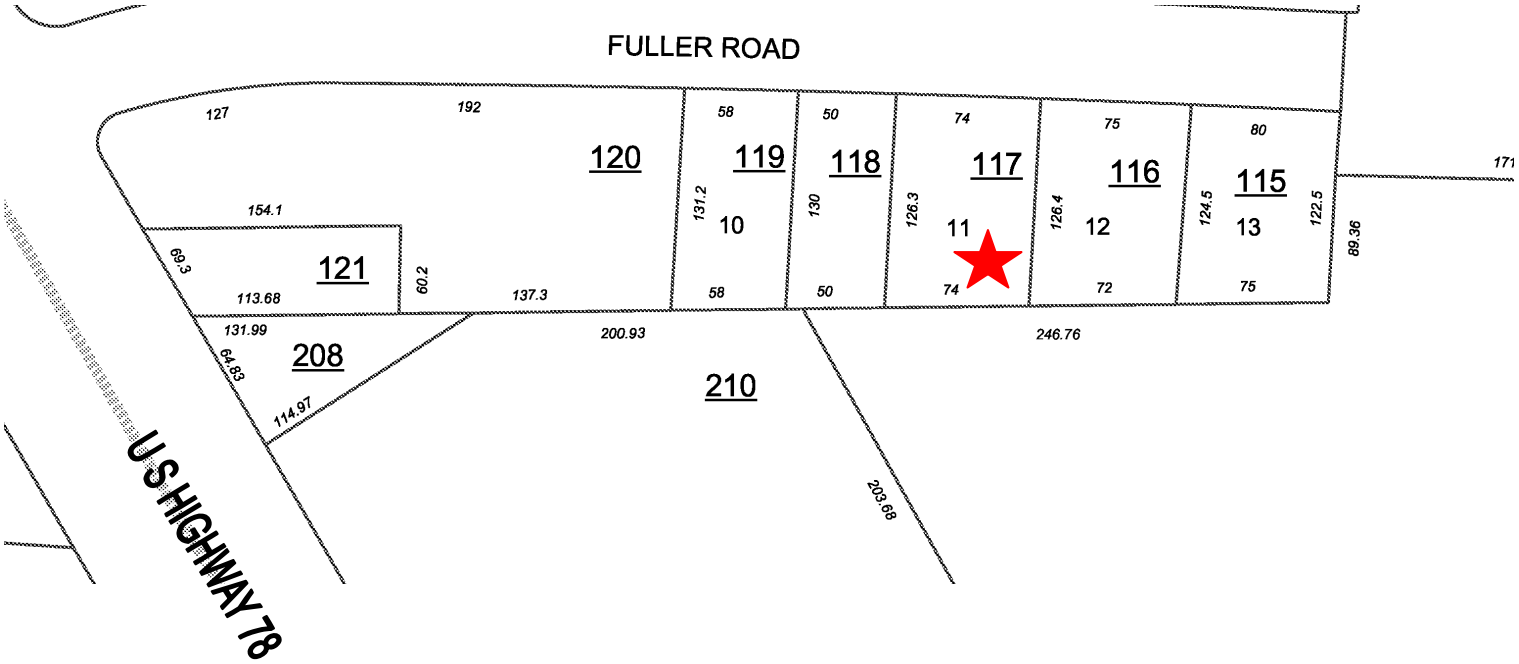
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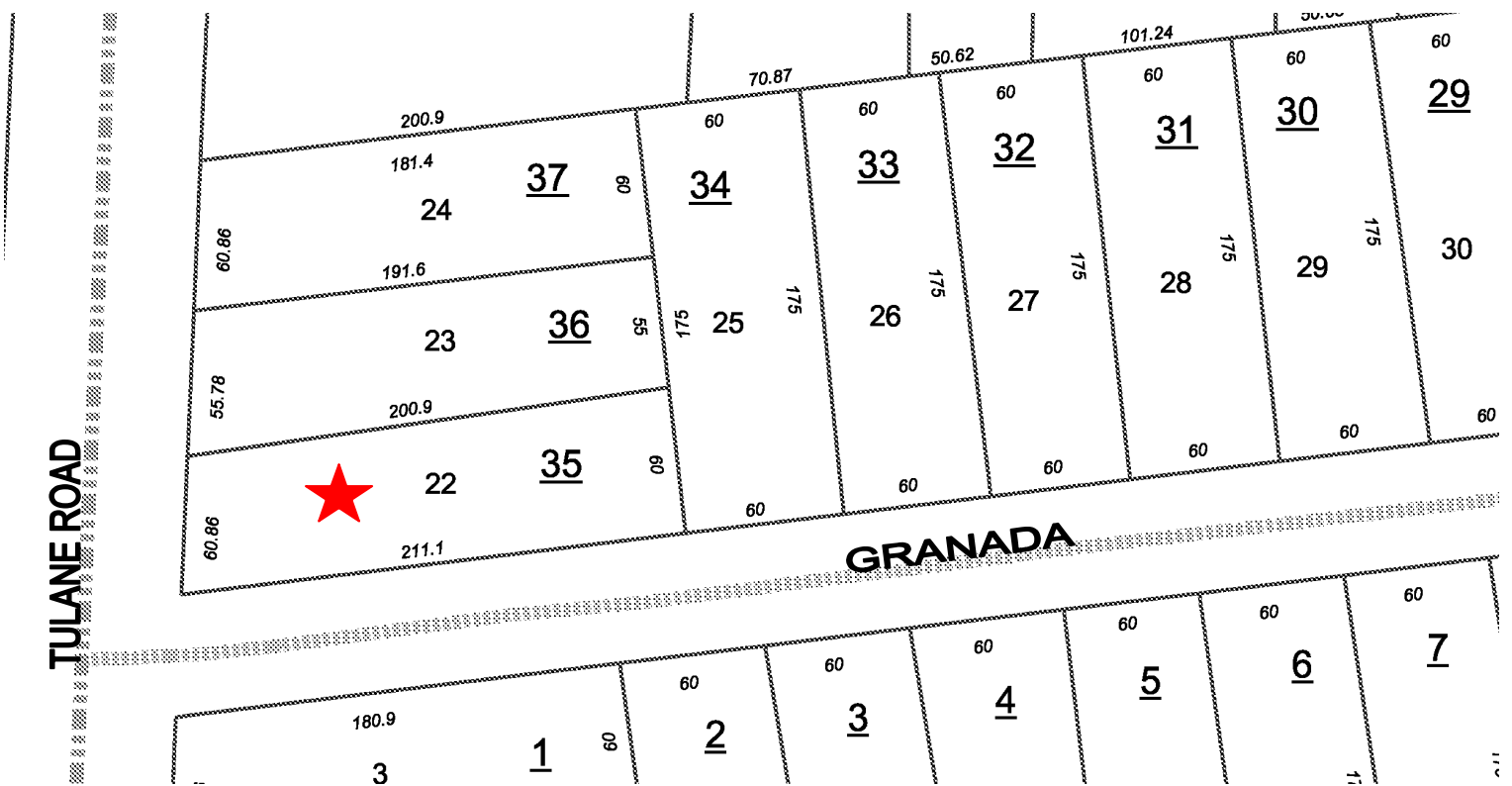
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Ward 73



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Ward 77



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